



# Punjab Government Gazette

## EXTRAORDINARY

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### GOVERNMENT OF PUNJAB

#### DEPARTMENT OF INDUSTRIES & COMMERCE

(Infra Section)

#### NOTIFICATION

The 29th December, 2021

**No. Infra/OTS Scheme/2021-22/5187-A.**-With a view to accelerate the pace of growth of industry in the State and provide hassle free usage of Industrial Plots/Sheds already allotted to the entrepreneurs, it is proposed to extend One Time Settlement Scheme for restoration, transfer, conversion to free hold of allotments. This scheme will apply to allottees of plots and sheds in Industrial Estates including Commercial allotments like SCFs made by Department of Industries & Commerce Punjab on concessional rates to entrepreneurs wherein the violations of allotment conditions will be regularized subject to the following terms & conditions:-

1. The scheme would be in-force for a period of 6 months from the date of notification and would be applicable only in case of existing/running industrial units which provide evidence that they have been working continuously for last 3 years by way of electricity bills, GST Returns, Balance Sheets etc.
2. The cases decided in the past would not be re-considered/reopened and the scheme will have only a prospective effect limited for the prescribed period. This scheme will override/supersede all the notifications/ instructions issued in this regard for the period of six (6) months after the notification, i.e., during the operation of this scheme.
3. All cases of un-authorized transfer of sheds/plots on which industrial units have been established and running for a period of preceding 3 years or more which were allotted on free hold/hire-purchase basis where conveyance deeds have not been executed with the original allottee would be considered for regularization on payment of transfer fee at the rate of 5% of the current reserve price. In case of multiple transfers, the cases would be considered for regularization on payment of transfer fee at the rate of 10% of current reserve price from the present plot holder.
4. All cases where plots/sheds/SCFs were originally allotted on free hold/hire-purchase basis and have

been cancelled for non-payment of dues or non-start of industrial activity and the possession has remained with the allottee would be restored on original terms & conditions of allotment subject to payment of restoration charges as per schedule of charges annexed as **Annexure X** here with. The said concession fee would be applicable only in case of those plots/sheds/SCFs wherein the order of cancellation/resumption was passed by the competent authority.

5. All cases where fragmentation of plots/sheds has taken place, the same shall be considered for regularization during the currency of this scheme on the basis of the findings of a committee consisting of a nominee of Commissioner, Municipal Corporation/Executive Officer, Municipal Committee, concerned, District Town Planner concerned and General Manager, District Industries Centre concerned. The affected allottees of Industrial Plots would apply to GM, DIC concerned for availing this scheme. Generally, the minimum plot size of the sub-divided portion would have to be at least 350 square yards. Non compoundable zoning violations, if any, will not be considered for regularization under any circumstances and such violations will have to be rectified.
6. All cases where sheds are still on rent but original allottee/legal heirs have not further sold the sheds in question would be converted to free hold and Conveyance Deed executed at the cost of allottee at 10% of the Current Reserve Price of the land prevailing in nearby Industrial Focal Points of PSIEC along with the value of Built-up structure as assessed by PWD (B&R). Wherever industrial focal point has not been set up at the same location, present Collector rates for industrial component in the said pocket/area would be relied upon. The aforesaid provision would also be applicable in case of sold out Sheds, however, transfer fee as laid down in Sr. No. 3 above would be applicable.
7. With a view to provide relief to the industrial units operating in the industrial Estates, it has been decided to rationalize the interest rates charged by the Government on the allotment where money is remitted by the allottee in installments. Wherever, the amounts against the plot/sheds are outstanding, a simple interest of 12% per annum shall be charged from the allottee/transferee/lien holder from the date of allotment. However, the decision would be applicable prospectively and no refund request of any amount deposited with the State will be entertained on this count.
8. Industrial warehousing activities shall be allowed in the already allotted industrial plots in the different Industrial Estates developed by Department of Industries & Commerce and shall also be permissible in the new allotment made by Department of Industries. Allottee(s) shall be bound to terms and conditions of allotment and ensure to raise construction in accordance with applicable zoning and building bye-laws. Allottee shall implement the Industrial warehousing project after obtaining the written permission from Director of Industries & Commerce, Punjab, however Storage of inflammable hazardous/chemical/petroleum products etc. shall not be permissible. Allottees shall be required to obtain clearances from concerned Department as applicable to their items before commencement of operations of warehousing in the industrial plots. After allowing warehousing activities on industrial plots/sheds the allottee shall be at liberty to utilize the plot for industrial activity also.
9. The allottees of industrial plots of different industrial estates are hereby allowed to install ATM and run canteen in the Industrial plots/sheds to caters to the requirement exclusively for their employees subject to the following conditions:-
  - Allottees shall make provision for above facilities within the permissible built-up area of the plot and ensure adherence to zoning parameters.

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- Access to the said facilities shall be from within factory premises.
  - Maximum permissible covered area for installation of ATM and setting of a canteen shall be as under:-
    - a. ATM - 100 sq. feet
    - b. Canteen – 200 sq. feet
10. Under this scheme, Director of Industries & Commerce would be the competent authority to restore/regularize the plots/sheds/SCFs in question who make payment as per the provisions enunciated above.

Chandigarh  
The 29th December, 2021

Sd/-  
**(TEJVEER SINGH), IAS,**  
Principal Secretary, Industries & Commerce  
Govt. of Punjab, Chandigarh.

**ANNEXURE- X****Schedule of Restoration Charges**

<b>Sr. No.</b>	<b>Classification of Industrial Estate Category-I and II</b>	Restoration charges wherein the plot/shed/SCFs in question is being restored to the proposed transferee on compliance of the necessary pre conditions relating to payment of charges of the unit in question and continuation of industrial activity for at least a period of three year.
1	Category-I All the Industrial Estates developed by Directorate of Industries in the State.	10% of the Current Reserve Price of Industrial Focal Point of PSIEC prevailing at the said place and whichever industrial focal point has not been set up at the same location (present Collector rates for industrial component in the said pocket/area)
2	Category-II (Shop-cum-Flat, Mohali)	25% of the current Reserve price of the Collector Rate for the commercial component prevailing in the said pocket/area.